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Planning Board Minutes
Tuesday, November 23, 2004

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Memorial Building
150 Concord Street, Ablondi Room

8 Those present: Thomas Mahoney, Chairman, Ann Welles, Vice Chairperson, Carol Spack, Clerk
9 and Sue Bernstein. Also present were Jay Grande, Planning Director and MaryRuth Reynolds,
10 Administrative Assistant. Andrea Carr-Evans arrived at 7:40.

11 **Meeting was called to order at 7:30 pm**
12

13 **I. Approval of Minutes**

14 The Board reviewed the minutes for October 5, 2004. *Sue Bernstein moved to*
15 *approve the minutes with minor edits and corrections. Ann Welles seconded the*
16 *motion. The vote was 4 in favor 0 opposed.*
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18 The Board reviewed the minutes for June 25, 2002. *Sue Bernstein moved to approve*
19 *the minutes with minor edits and corrections. Carol Spack seconded the motion.*
20 *The vote was 4 in favor 0 opposed.*
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22 The Board reviewed the minutes for June 4, 2002. *Carol Spack moved to approve the*
23 *minutes with minor edits and corrections. Sue Bernstein seconded the motion. The*
24 *vote was 4 in favor 0 opposed.*
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26 The Board reviewed the minutes for August 20, 2002. *Carol Spack moved to approve*
27 *the minutes with minor edits and corrections. Sue Bernstein seconded the motion.*
28 *The vote was 4 in favor 0 opposed.*
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30 **II. Continued Public Hearing for Special Permit for Use, 101 Bishop Street, Erika**
31 **Siegal.**

32 The Board reviewed the decision for 101 Bishop Street and made minor edits and
33 changes. *Sue Bernstein moved to approve the application of Martin A. Siegal and*

1 *Erika Siegal for special permit for use for the premises at 101 Bishop Street dated*
2 *November 23, 2004 as set forth in doc #1308-04. Carol Spack seconded the motion.*
3 *The vote was 5 in favor and 0 opposed*
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5 **III. Continued Public Hearing for Special Permit for Use, Special Permit for**
6 **Increase in FAR and Site Plan Review Consolidated Group Service Company**
7 **Limited Partnership & Consolidated Ventures Limited Partnership, 15 Pleasant**
8 **Street Connector, James Hanrahan.**

9 In attendance for the applicant James Hanrahan, John Huber. Charles Gaffney, Chair
10 of Southboro Planning Board was also present. James Hanrahan updated the Board
11 with respect to the Southboro Hearings. He stated that they were to have one more
12 hearing with Southboro on December 6, 2004 and expects that Board to conclude
13 their process at that hearing. He briefly reviewed the mitigation offered to Southboro.
14 Jay Grande briefly recapped the outstanding items from previous meeting to confirm
15 that that the plan presented was up to date. Jay Grande also noted that we still were
16 waiting for letters from Fire Department and DPW, which are related to the final
17 water tie in and he wanted to make sure that this matter was addressed as a condition
18 and verify that the departments involved had no objections. There was a brief
19 discussion on issues raised by resident abutters. There was a discussion between the
20 Board and Charles Gaffney regarding the Southboro decision that had been
21 distributed to the Board. There was a brief discussion on the mitigation for
22 Framingham. The Board summarized the outstanding items to be resolved for the
23 next hearing. *This Hearing was continued to December 8, 2004 at 7:30 to finalize*
24 *the decision.*
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26 **IV. Executive Session**

27 **Sue Bernstein moved to go into executive session for the purpose of discussing on-**
28 **going litigation and then to leave executive session for the purpose of continuation**
29 **of the regular meeting. Ann Welles seconded the motion. A roll call vote, all in**
30 **attendance voted yes.**

31 **Ann Welles moved to leave executive session and return to regular session. Sue**

1 **Bernstein seconded the motion. Roll call vote, all in attendance voted yes.**

2 **Carol Spack left the meeting at 9:05pm.**

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4 **V. Continued Public hearing for Extension of Special Permit for Use and for**
5 **Special Permit for Reduction in the Required Number of Parking Spaces, OCP**
6 **Limited Partnership, 500 Old Connecticut Path, Joseph Jenkins.**

7 In attendance for applicant were Joseph Jenkins, and Mark Rose.

8 Jay Grande updated the Board on the revised mitigation program. Jay Grande noted
9 that there was a letter in regards to the Lift Bus and the desire to establish an
10 extension of the Lift system. The applicant has agreed to a certain dollar amount to go
11 toward this. Jay reviewed for the Board the previous mitigation from the original
12 decision. The Board asked the applicant to plant replacement shrubs to shield the
13 parking lot for the passing traffic. There was a brief discussion on the mitigation
14 dollar amounts and what still remains to be done. Jay Grande will change the
15 language in Item 22 to reflect what has already happened and change the dollar
16 amounts appropriately and rework the decision to reflect the new buffering condition.

17 ***Sue Bernstein moved to close the public hearing for the site plan review and***
18 ***modification of the special permit for use and special permit for reduction in the***
19 ***required number of parking spaces for office development at 500 Old Connecticut***
20 ***Path. Andrea Carr-Evans seconded the motion. The Vote was 4 in favor 0 opposed.***
21 ***The buffer needs to be planted by June 2005 and funds can be reallocated to***
22 ***projects.***

23
24 **VI. Miscellaneous Administrative**

- 25 **a. Brookbury – Lot release,** The Board discussed the bond amount and the
26 lot restrictions for Brookbury. Jay Grande noted doc#1283-04; bond
27 estimate in the amount of 35,350.00. Jay recommended that the Board
28 approve lot release and bond amount contingent on Town Counsel
29 approval of homeowners' documents.

30 ***Sue Bernstein moved to approve the bond in the amount of 35,350.00***
31 ***dollars and release the restriction on lots 1-4 Brookbury subject to***

1 *review and approval by Town Counsel of the homeowner's documents.*
2 *Andrea Carr-Evans seconded the motion. The vote was 4 in favor and 0*
3 *opposed.*

4 **b. Fenwick Farms Subdivision – Bond estimate,** The Board discussed the
5 bond estimate and security agreement. Jay Grande wanted more time to
6 review the proposed third party agreement. *Sue Bernstein moved to*
7 *approve the town engineer's bond estimate for \$58,000.00 for*
8 *Fenwick Farms Subdivision. Thomas Mahoney seconded the motion.*
9 *The vote was 4 in favor and 0 opposed.*

10 **c. Brimstone Estates OSRD/Subdivision,** Jay updated the board. Michelle
11 Grzenda will be going before the Conservation Board on December 1,
12 2004 to ask for compliance officer to be paid for by the applicant to
13 conduct more frequent inspections of project. The Board would like Jay to
14 send a letter in support of this.

15
16 **VII. Member Prerogatives**

- 17 a. The Board discussed minute assignments to help clear up outstanding
18 meeting minutes.
- 19 b. Ann noted that the median strip on Rt 30 still needs to be planted and wants
20 to keep in mind for future mitigation funds.
- 21 c. Sue Bernstein asked if anyone had followed up the covered bike racks at 15
22 Pleasant Street Connector, Jay stated that it was and should be noted on the
23 revised site plan.
- 24 d. The Board discussed that the most recent by-laws needed to be reformatted
25 to match the others and needs to be re-voted at town meeting. Jay noted that
26 it has been changed for the purpose of the by law book but that the original
27 version is being given out as an insert.
- 28 f. Thomas Mahoney discussed with the Board a survey on the over 55 by-law
29 that the chair of Planning and Zoning Committee had compiled. He will pass
30 along a copy when completed.
- 31 g. Jay needs to draft a letter to representatives in regards to the 40A bill.

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2 V. Meeting adjournment

3 *Andrea Carr-Evans moved to adjourn. Ann Welles seconded the motion. The vote*
4 *was 4 in favor 0 opposed.*

5 *Meeting adjourned at 11:05pm.*

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8 Respectfully submitted,
9 Mary Reynolds
10 Recording Secretary

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13 ****THESE MINUTES WERE APPROVED WITH AMENDMENTS AT THE**
14 **PLANNING BOARD MEETING OF JANUARY 11, 2005**

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17 Thomas Mahoney, Chairman